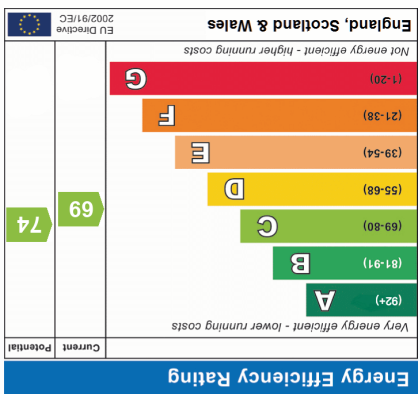


9 Market Place, Downham Market



King & Partners
SALES • LETTINGS • MORTGAGES



19 Lavender Drive
Downham Market, PE38 9UA

£460,000



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Lavender Drive

Downham Market, PE38 9UA

A perfect opportunity to purchase an extremely well maintained extended detached house in a great location within Downham Market. The property offers two reception rooms, plus a dining room that opens onto a well equipped modern kitchen with quartz worktops. The utility room has a butler style sink and a W.C. Upstairs are four good sized bedrooms, the master having an En-suite shower room, plus a family bathroom. As well as a spacious interior there is a well presented rear garden. The patio area is lovely for outdoor dining and entertaining, with an elegant pergola offering shade and Astro turf to the garden for ease of maintenance. The front of the property has great curb appeal and includes a block paved driveway leading to the double garage with two electric opening doors and a neat and well maintained frontage.



Part Glazed Door To:

Entrance Hall

Staircase to first floor. Laminate floor. Concealed under-stairs storage. Ornate mosaic tiled feature wall.

Living Room

16' 6" x 11' 11" (5.03m x 3.63m) Two UPVC double glazed windows to front. Feature fireplace. Double doors to dining room.

Dining Room

10' 0" x 17' 10" (3.05m x 5.44m) Two UPVC double glazed patio doors to rear. Tiled floor. Opening to kitchen. Electric underfloor heating. Ornate tiled feature wall.

Kitchen

11' 0" x 15' 0" (3.35m x 4.57m) UPVC double glazed windows to rear & side. Door to side. Two roof Velux windows. Fitted with a range of wall and base units with quartz worktop and inset sink. Double integrated dishwasher. Space for American style fridge freezer. Range style cooker with 7 ring gas hob. Extractor hood. Water softener. Ornate tiled feature wall. Electric underfloor heating.

Utility/Cloakroom Room

5' 5" x 8' 7" (1.65m x 2.62m) UPVC double glazed window to side. . Fitted with a range of wall and base units . Butler style sink Space for washing machine. Consumer unit. W.C. Luxury Vinyl Tiled Flooring. Spot lights.

Sitting Room

16' 7" x 11' 7" (5.05m x 3.53m) Two UPVC double glazed windows to front. UPVC double glazed window to rear. Electric underfloor heating.

Landing

UPVC double glazed window to front. Radiator. Loft hatch.

Bedroom 1

15' 5" x 9' 4" (4.70m x 2.84m) UPVC double glazed window to rear. Radiator:

En-suite

6' 9" x 5' 6" (2.06m x 1.68m) UPVC double glazed window to rear. W.C. and wash hand basin within vanity unit. Shower cubicle. Heated towel rail. Tiled floor:

Bedroom 2

13' 11" x 8' 3" (4.24m x 2.51m) UPVC double glazed window to rear. Radiator:

Bedroom 3

10' 10" x 12' 5" (3.30m x 3.78m) Two UPVC double glazed windows to front. Radiator: Fitted wardrobe.

Bedroom 4

10' 4" x 10' 9" (3.15m x 3.28m) Two UPVC double glazed windows to front. Radiator: Fitted wardrobe.

Bathroom

6' 9" x 6' 10" (2.06m x 2.08m) UPVC double glazed window to rear. P-shaped bath with shower over. W.C. and wash hand basin within vanity unit. Heated towel rail. Tiled floor:

Double Garage

16' 6" x 17' 0" (5.03m x 5.18m) Two Electric doors. Pedestrian door. Window. Power and light.

Front Garden.

Block paved drive leading to a double garage. Gated to rear garden. Pathway leading to front entrance. Astro turf border.

Rear Garden

Mainly laid with Astro turf for ease of maintenance. Raised beds edged with sleepers and mature planting. Large patio entertainment area with an elegant pergola.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.